



Robinson Way Burbage

- Six bedroom detached family home
- Thoughtfully extended to maximise space
- Modern open-plan kitchen/breakfast room
- Bright airy sitting room with bay window
- Downstairs shower room, utility and wc
- Upstairs serviced by family bathroom and en suite
- Fully enclosed south-west facing rear garden
- Integrated single garage and ample off-road parking
- EPC Rating B / Council Tax Band E / Freehold

Nestled in the charming area of Burbage, this delightful home offers an excellent balance of comfort, style, and everyday convenience. Located within a peaceful and well-established village, the property is ideally suited to both families and professionals.

Upon arrival, the well-maintained exterior immediately reflects the care and attention invested in the property. Stepping inside, you are greeted by a thoughtfully arranged interior that feels both practical and inviting. The living spaces are bright and airy, enhanced by an abundance of natural light that creates a warm and relaxing atmosphere, perfect for everyday living as well as entertaining.

The kitchen is well equipped and designed with functionality in mind, offering ample storage and workspace. The bedrooms are generously proportioned, providing calm and comfortable retreats ideal for rest and relaxation.

Completing the home is an impressive outdoor space, featuring a pleasant garden that lends itself perfectly to enjoying sunny days, outdoor dining, or hosting friends and family.





General Description:

18 Robinson Way offers flexible and well presented accommodation over two floors. The property has been largely extended within it's current ownership to suit family life, and now benefits from a spacious and practical layout throughout, including four reception rooms and six bedrooms.

Accommodation:

The ground floor accommodation offers a wonderful sense of flow, featuring a generous sitting room with a gas fireplace, a formal dining room, and a versatile office overlooking the rear garden. This room lends itself to a variety of uses, such as a playroom or a snug.

The kitchen is well equipped with integrated appliances, including a Bosch double oven, a gas hob, and a dishwasher, with space for a fridge freezer and a seating area for informal dining.

Beyond the kitchen lies the extended area, creating a superb space for entertaining and family life. A useful utility room including a sink and space for a washing machine and tumble dryer, is accessed from the kitchen. There is a separate shower room, and direct access to the garage/store, as well as an external door. A guest cloakroom in the entrance hall completes the ground floor layout.

To the first floor, there are six well-proportioned bedrooms, with the principal bedroom benefiting from a fully tiled en suite shower room. A family bathroom serves the remaining bedrooms. The sixth bedroom is well placed for a potential conversion to a dressing room to the main bedroom.

The extension features an impressive double-height vaulted ceiling to the landing, with a Velux window allowing an abundance of natural light to flood the space. Most of the bedrooms include fitted cabinetry, providing excellent storage throughout.

Gardens and land:

Externally, the south-west facing garden is predominantly laid to lawn, complemented by a raised paved seating terrace, ideal for al fresco dining. The plot widens to the rear, creating a generous side access area, well suited for additional storage or a children's play space.

Location:

The property enjoys an excellent position within the vibrant and welcoming village of Burbage, known for its strong sense of community and attractive mix of local amenities. The village centre offers a variety of independent shops, cafés, and traditional pubs, providing plenty of opportunities for socialising and everyday convenience. Popular spots such as the local coffee houses and family-run eateries create a relaxed, friendly atmosphere, while the neighbouring town of Hinckley offers a wider choice of amenities.

Families are particularly drawn to Burbage for its highly regarded schools, including both primary and secondary options, all within easy reach. The area also benefits from pleasant green spaces, village parks, and walking routes, making it ideal for those who enjoy an active outdoor lifestyle. With its balance of modern amenities, good schooling, and a close-knit community feel, Burbage offers an appealing setting for family life and professional living alike.

Excellent transport links are available via the nearby A5 and M69, as well as Hinckley railway station providing access to Birmingham and London.

Method of Sale:

The property is offered for sale by Private Treaty.





Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR. Council Tax Band E.

Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth, 7 Main St, Market Bosworth, Nuneaton CV13 0JN.

Services:

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

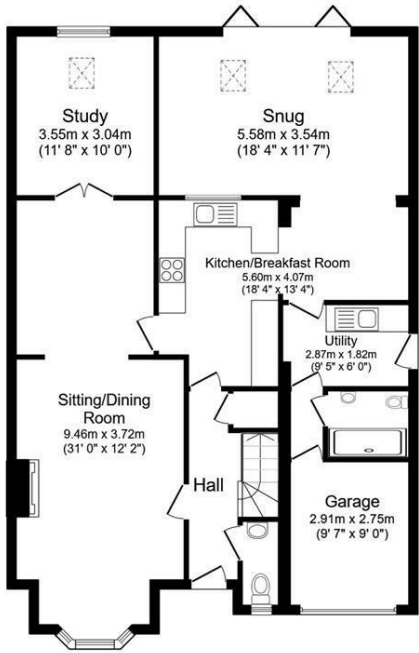
Technical Information:

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Plans and Boundaries:

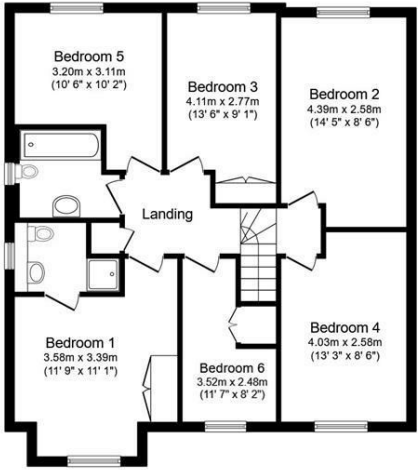
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Robinson Way, Burbage, Hinckley, LE10 2EU



Ground Floor

Floor area 111.0 sq.m. (1,195 sq.ft.)



First Floor

Floor area 81.3 sq.m. (875 sq.ft.)

Total floor area: 192.3 sq.m. (2,070 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Money Laundering:

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



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